

**MINUTES
LAKE COUNTY
MT. PLYMOUTH-SORRENTO
PLANNING ADVISORY COMMITTEE
Wednesday, May 10, 2006**

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, May 10th, 2006 at 3:30 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

Members Present:

G. Curtis Duffield, President
Priscilla Bernardo Drugge, Vice-President
Betty Ann Christian, Secretary

Tim Bailey
Dr. Ronald Homan
Scott Taylor

Jeanne Etter
Judy Weis

Members Absent:

Minnie Bollar
Two Vacant Seats

Staff Present:

Carol Stricklin, Director, Lake County Growth Management Department
Terrie Diesbourg, Director, Lake County Customer Services Division
Anita Greiner, Senior Planner, Customer Services Division
Joan Greaney, Public Hearing Coordinator, Lake County Comprehensive Planning
Melanie Marsh, Deputy County Attorney Office
Rick Hartenstein, Senior Planner, Lake County Planning & Development
Stacy Allen, Senior Planner, Lake County Planning & Development

Guests:

Commissioner Catherine Hanson, Lake County Board of County Commissioners
Laura Knutson, Program Coordinator, Central Florida Sustainable Communities Initiative
Keith Schue, Local Planning Agency member

G. Curtis Duffield, President, called the meeting to order at 3:30 p.m. and noted that a Quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant the Sunshine Statute.

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Minnie Bollar was absent, and Tim Bailey and Dr. Ronald Holman arrived about 4 pm.

MOTION by Betty Ann Christian, SECONDED by Jeanne Etter to accept the minutes of the April 12, 2006 Mt. Plymouth-Sorrento Planning Advisory Committee meeting.

FOR: Duffield, Bernardo-Drugge, Christian, Etter, Taylor, Weis

ABSENT: Bollar
Arrived late: Dr. Holman & Tim Bailey

AGAINST: None

MOTION CARRIED: 6-0

Mr. Duffield clarified the confusion about the appreciation letter he wrote to Jay Folk before the April 12, 2006 minutes were typed. His letter was revised and rewritten after the minutes were published. The restated letter is an appreciation letter only.

Mr. Duffield stated that in the future, when a letter is requested by a motion on behalf of the Committee, the motion will be typed and sent to him. He will write a letter based on the motion and then email it to Anita Greiner, who will in turn send it to the Committee. Any comments and concerns are to be sent by email to Anita Greiner, and any corrections will then be made.

Sunshine Law Update - Melanie Marsh, Lake County Attorney's office, reviewed and explained the law:

- Any meetings of the Committee need to be open to the public
 1. Meetings of any two or more members must be noticed
 2. Minutes must be taken
 3. Meetings must be open to the public
- Communication between committee members, on any issue before the committee includes e-mails, phone calls, or when speaking anywhere together
- You can email a staff member about your opinion on an issue if you are to be absent from a meeting
- The staff person cannot act as a liaison between other members
- All emails and responses among members are public record
- Any violations can result in six months jail time and up to a \$500 fine
- Be careful of discussions at social events; avoid the "appearance of impropriety"
- You can send an email in an emergency but state: "Do Not Respond to This"
- You can voice opinions as a citizen, but do not communicate to other members of the Committee
- Do not represent the Committee at any meeting unless directed to do so by the Committee

- Any involvement in a project resulting in any financial gain; check first with the County Attorney's office
- If you have any questions, you may contact the County Attorney's office anytime by email or phone

Anchor Tenant

- The planned tenant speaker was not available due to Publix's policy constraints
- Email Anita Greiner, and she will forward your questions to Mr. Tom Renne of Publix on your behalf
- Mr. Renne will send answers back to members through Anita Greiner
- Deadline for questions will be Wednesday, May 24, 2006
- Example of a question: What does a tenant look for?

Wekiva Questions directed to Carol Stricklin:

- Jeanne Etter did not see any indication that the MPS policies were in the Wekiva policies, or that they were a part the Comprehensive Plan that is to be given to the Local Planning Agency at the upcoming meeting
- What is to be presented: a set of Comprehensive Plan Amendments in fulfillment of the Wekiva River Parkway and Protection Act
- The Florida legislature identified specific areas where local government must adopt policies in the Comprehensive Plan
- The Department of Community Affairs (DCA) has developed a set of model policies
- Topics: storm water, open space, aquifer recharge
- Transmittal hearing: goes to the DCA for comments and will come back for final adoption at a public hearing
- It is to be consistent with the overall Comprehensive Plan update, but a separate amendment package
- Mt. Plymouth-Sorrento policies are not included in the Wekiva amendments
- Mt. Plymouth-Sorrento policies are more specific to various land planning activities that Mt. Plymouth-Sorrento has
- It is specific for the Wekiva Protection Policies and the Wekiva basin
- MPS policies can be more restrictive than the policies based upon the Wekiva River Protection area
- Does not preclude those policies from being adopted in the Land Development Regulations or in the Comprehensive Plan
- There is a consistency, but not the "topic" of the transmittal hearing on Thursday.

Concerns of Members

- Keith Schue felt there should be language included in the transmittal about the

Mt. Plymouth Sorrento Historic Village. He shared the concerns of Jeanne Etter

- Scott Taylor would like to see the MPS work product used in codifying the rules and regulations that guide growth, or there could be some inconsistency. If the Committee's work is not a part, then he questioned to what part would the process belong?
- Jeanne Etter asked, "Why did we do all this work if it is not going anywhere?"
- Judy Weis asked, "Why their work product would not be included?"
- Keith Schue felt it was important for MPS policies to be put forth in the package going to DCA
- Mr. Taylor noted that the Committee's recommendations must be adopted by BCC, and noted that they may not adopt these recommendations word for word. He felt that policies would be rewritten so they would be included in the submission to DCA
- Ms Drugge thought that the MPS policies were to be in the Comprehensive Plan, even in their restrictive form. She would like it in the transmittal as well.

Carol Stricklin responded:

- Two sets of amendments are going forward to fulfill the statutory obligation to implement the Wekiva River Protection Parkway Act
- The Wekiva amendments were due in December 2005, but have not yet been adopted
- Also, the Comprehensive Plan update is nearing the point of transmittal in June 2006
- The MPS policies were presented to the BCC
- The presented policies address a wide range of topics, some perhaps too detailed to be in the Comprehensive Plan, but may actually be in the Land Development Regulations (LDRs)
- Staff is transmitting the overall Wekiva policies which will not preclude the more specific work done by this Committee.

MOTION by Dr. Ronald Holman, SECONDED by Judy Weis to present the Mt. Plymouth-Sorrento Planning Advisory Committee's set of regulations to the Board of County Commissioners for adoption.

FOR: Duffield, Bernardo-Drugge, Bailey, Christian, Etter, Holman, Taylor, Weis

ABSENT: Bollar, Two Vacant Positions

AGAINST: None

MOTION CARRIED: 8-0

Commissioner Hanson reiterated that the Mt. Plymouth-Sorrento Planning Advisory Committee should bring the Committee's regulations back to the Lake County Board of County Commissioners, along with staff comments, for inclusion in the transmittal to DCA. She requested that the BCC look again at the suggestions and recommendations of this Committee?

Carol Stricklin again stated that the Committee's recommendations will be implemented in one of two ways; some things in those policies lend themselves more to the LDRs.

Commissioner Hanson agreed that 90-95% of these recommendations will be adopted as presented, and that LDR's have a tremendous power. The new LDR's cannot be written until the new Comprehensive Plan is completed.

Keith Schue offered thought as to what aspect of the MPS policies, which related to the key things DCA is looking for, could be in that transmittal package?

The previous MOTION made by Dr. Ronald Holman, and SECONDED by Jeanne Etter, was withdrawn contingent upon the Comprehensive Plan changes made by the Mt. Plymouth-Sorrento Planning Advisory Committee being submitted to the Department of Community Affairs. All were in favor by a vote of 8-0.

Scott Taylor requested clarification of what will go into the DCA transmittal? Mr. Taylor asked if the intent of the County was to put something very consistent with what the Committee had been doing?

Carol restated Mr. Taylor's question and responded:

- There are a set of amendments to be heard specific to the Wekiva River Protection area that are separate from the Comprehensive Plan which should not specifically incorporate the Committee's policies developed for presentation to the Local Planning Agency (LPA)
- The vehicle used to incorporate these policies will be that second set of amendments; the overall Comprehensive Plan updates
- The draft of this Ordinance will be available this week and Mrs. Stricklin will provide an electronic copy to Anita Greiner
- Committee members may attend the LPA meetings and participate
- The LPA is a recommending body to the BCC who after approval will then transmit to the DCA
- Comments then come back from DCA
- This lengthy review process allows time for any updates or changes
- The final step is the adoption hearing, which is a public hearing
- Staff does not believe that the work product is inconsistent and will look further at it.

Old Business- Design Charette:

- The potential date suggested for rescheduling the Design Charette, was early August 2006
- Mr. Duffield clarified that the charette was not designed as a public meeting for wants and needs, but rather to determine the specific design of the Main Street Town Center
- Mrs. Etter wanted to know the object of the charettes
- Ms. Laura Knutson responded that the object of the charette was to explore all possibilities; to have different property owners and residents at the meeting to discuss and visualize the design possibilities
- Judy Weis had the opinion that residential development impacted commercial development and was concerned with upcoming County meeting deadlines
- Commissioner Hanson stated that the purpose of the Committee was to develop guidelines and move forward
- Priscilla Bernardo-Drugge noted that this charette was more specific to the Market Place
- Ms. Etter would like to see the outstanding processes completed and then proceed with the charette
- Mr. Taylor would like a work product that will resolve things in the best way possible for all, at the same time, not excluding anyone

MOTION by Tim Bailey, SECONDED by Scott Taylor to hold a Design Charette on Saturday, August 5th, 2006 at Round Lake Elementary in Mount Dora at 9 A.M. to discuss the Main Street Corridor.

There was discussion about alternative dates to hold the charette.

AMENDMENT by Tim Bailey, SECONDED by Scott Taylor to allow County staff to set the most appropriate day in August 2006.

President Duffield reiterated that the primary purpose was to address commercial properties and that the community was invited and encouraged to attend.

FOR: Duffield, Bernardo-Drugge, Bailey, Christian, Etter, Holman, Taylor, Weis

ABSENT: Bollar, Two Vacant Seats

AGAINST: None

MOTION CARRIED: 8-0

Public Comments

Laura Buskers is new to the Lake County area and felt that the Committee has done a great job. Ms. Buskers asked how many mistakes were going to happen which will have to be accounted for? Is anyone taking this seriously, how long is it going to take? Are they obliged to take any of these recommendations into consideration?

Ms. Etter answered that unless the County adopted what we have done, the answer is no. It is so important to have public participation; to keep the process going.

Rick Hartenstein answered that the County has taken into consideration what this committee has had to say.

Commissioner Hanson noted that she and Mr. Schue are always here, not to mention the staff, at a great cost to the County. The Committee was being heard, but the recommendations must go through the processes. The LDR's and Comprehensive Plan (other than the Wekiva and the Green Swamp) is the same County wide. This area is called an urban node. It deserves more than what applies throughout the County.

Susan Brook from Mt. Plymouth wondered about the Charette, and when the Committee will have something to show residents as to what their community is going to look like?

Stacy Allen noted that the first step in the process was the Comprehensive Plan; it shows how the Community is going to be laid out. Ms. Allen added that after adoption, the LDR process begins which will include the design criteria. She added that there was a process that staff has to go through and it is a lengthy one.

Catherine Hanson excused herself from the meeting.

Leslie Campione, a land use attorney, said she was at this meeting to represent her clients and also as a Lake County resident and citizen. She wanted a different development trend than what is happening in the Clermont area. Ms. Campione urged members to ask the BCC to consider the specific recommendations made by this Committee as to open space and density; to include those on their first submittal to the Department of Community Affairs. As to the LDR's, she would like to make a presentation to the Committee about development design criteria. Ms. Campione noted that there are model provisions the Committee can look at to help get the key language in place to prevent opening the door to a development trend residents will not be happy with. She will put together a slide show and will come back and present it to the Committee.

Laura Knutson thanked Ms. Campione and said she would be more than happy to speak with her after the meeting. Tim Bailey agreed this would be a good idea.

Ron Rash, a resident for 17 years, just built his home in Mt. Plymouth. He said the MPSPAC has done some wonderful things here but this is the first time he had heard of the committee.

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Mr. Rash noted that he had heard some conflicting statements. Everyone should have something to say here, and he wanted to know how the MPSPAC meetings were advertised. He felt that the Committee needed to speak for all the people. Mr. Rash noted that he had seen Jeanne Etter at Sorrento Village meetings. Mr. Rash felt that a few select people are not to be the only ones heard from at the meetings.

Jeanne Etter said that she had never been at any opposition meetings as she was legally not allowed. Betty Ann Christian said she could vouch for that.

Vicki Resch felt that residents should have more say in what is going to happen in their community. Ms. Resch asked how developers could come from other states and tell us how our community will look and that they are going to like it? It is very frustrating. How can the Board even consider doing to our area what they allowed to happen in Clermont? We do not want that here.

Priscilla Bernardo-Drugge noted how difficult it was for a citizen to sit on the board and to honor everyone's wishes; it is a difficult balancing act. The Committee has been listening and participating in all these meetings and have all tried to honor that balance.

Tim Bailey said all residents and landowners have property rights. The MPSPAC has tried to help educate themselves and the community to these rights.

Kathie Beseleca has lived in the area for twelve years and was drawn to Lake County for many of the same reasons; the greenery, the open space, and the very simplicity the area offers. People have many rights that come with their land. As a land buyer and land owner you have the right to trust the zoning when you buy land. Development will happen. She added that development could happen in a good way.

George Pinto's relatives bought a house in Clermont and live with the traffic situation there. He understands the experience of growth and traffic. He lives here and commutes 50 to 60 miles to work. You cannot stop development but you can make it wiser adding that not everything that is legal is beneficial.

Mr. Duffield asked for a date for the next MPS meeting. The next meeting will be Wednesday, June 14th at 3:30 pm at the Sorrento Christian Center.

MOTION by Scott Taylor, SECONDED by Tim Bailey to adjourn the meeting.

FOR: Duffield, Bernardo-Drugge, Bailey, Christian, Etter, Holman, Taylor, Weis

ABSENT: Bollar, Two Vacant Seats

AGAINST: None

MOTION CARRIED: 8-0

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The President adjourned the meeting at 5:50 p.m.

Joan M. Greaney
Public Hearing Coordinator

Betty Ann Christian
Secretary